

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, August 27, 2008

STATE RELOCATABLE CLASSROOM PROGRAM
LEASE EXTENSION REQUESTS

PURPOSE OF REPORT

To present requests for three districts to extend State Relocatable Classroom Program (SRCP) leases that expire on August 31, 2008.

BACKGROUND

At the October 2005 State Allocation Board (SAB) meeting, the Board adopted the Phase-Out Plan (Plan) for the SRCP. The Plan outlines a process for immediate disposal of all State relocatable classrooms and permits school districts and other entities to purchase the classrooms. As part of the Plan, the Office of Public School Construction (OPSC) no longer accepted applications for new leases after December 2005 and identified an end date for all current leases of August 31, 2008. In the Plan, the Board agreed to allow up to a two-year time extension if the district could demonstrate a compelling need to continue to lease the relocatable classrooms.

At the July 2008 SAB meeting, the Board raised questions regarding the accessibility requirements of State relocatable classrooms. The discussion was centered on the impact to the Board regarding accessibility requirements when it extends a district's lease of State relocatable classrooms for up to two additional years.

The Division of the State Architect (DSA) issued DSA Bulletin 08-06 (Attachment B) in June 2008 that addresses the size requirements of exterior ramps of portable classrooms. The bulletin states that doors in any position shall not reduce the minimum dimension of a ramp landing to less than 42 inches (from the door opening to the edge of the landing) which requires the dimensions of the ramp landing to be a minimum of 5' x 7'. The DSA will be enforcing this ramp landing size when an existing relocatable is moved to another location, even within district boundaries. Until such time, these portables are considered in compliance.

STAFF COMMENTS

As indicated in the Board approved plan, a district is eligible for a one-time extension for up to two years ending no later than August 31, 2010, which is the sunset of the program. The three districts on Attachment A have provided information that shows a need for a two-year extension to the lease agreement that expires on August 31, 2008. At the end of the requested extension period, the district is required to purchase the relocatable classrooms or return them to the State to make them available for another district to purchase. If the district chooses to return the relocatable classrooms, it is still bound by the terms of the lease agreement and must return the classrooms in well-maintained and move-in condition. Each district on Attachment A has indicated it will be returning the relocatable classrooms after the extension expires.

In response to the Board's inquiry regarding the accessibility requirements of the ramp landings of our remaining State relocatable classrooms, the OPSC Staff contacted the districts that are requesting a time extension included on Attachment A to determine the size of the ramp landing for each classroom. The number of State relocatable classrooms included in this time extension request is 100 of which 21 classrooms meet the 5' X 7' ramp landing requirement of the DSA, and 79 classrooms have a 5' X 5' ramp landing. However, these ramps remain in compliance until the relocatable is moved to another location and will be addressed at that time.

RECOMMENDATIONS

1. Approve the recommendations on Attachment A.
2. Require the districts to notify the OPSC 90 days prior to the expiration of the time extension of the date it will return the classrooms.

ATTACHMENT A

STATE RELOCATABLE CLASSROOM PROGRAM LEASE EXTENSION REQUESTS State Allocation Board Meeting, August 27, 2008

Project Number	School District/ County/School Name	Summary of School District Narrative	Time Extension Requested	Building Numbers	Staff Recommendations
25/75457-00-00	Paso Robles Joint Unified/San Luis Obispo George Flamson Middle Paso Robles High	<p>The District is requesting a time extension until August 31, 2010 for 19 State relocatable classrooms while construction at the George Flamson Middle School is being completed. An earthquake in December 2003 severely damaged the main building which housed 12 classrooms and the library. The damage was so extensive that the building had to be demolished. As a result, the re-construction is funded by FEMA.</p> <p>The District does not intend to pursue funding from the Office of Public School Construction (OPSC) as they are receiving funding from FEMA.</p> <p>In addition, the District is requesting a time extension until August 31, 2010 for two State relocatable classrooms while construction is being completed at the Paso Robles High School.</p> <p>The District anticipates filing a funding application with the OPSC at the end of August 2008.</p>	2 years	34794, 34799, 34800, 34801, 34802, 34803, 35013, 35014, 35015, 35016, 35145, 35146, 35147, 35148, 35149, 35150, 35151, 35152, 35155, 34795, 34796	Approve the District's request for a time extension until August 31, 2010 and require the District to notify the OPSC by May 31, 2010 of the date it will return the classrooms.
25/75242-00-00	Val Verde Unified/Riverside Various Sites	<p>The District is requesting a time extension until August 31, 2010 for 59 State relocatable classrooms to relieve overcrowding at various school sites while a new high school is being built. In June 2008, the District was successful in passing a General Obligation Bond for the first phase of the new high school.</p> <p>The District already has the Division of the State Architect approved drawings for the new high school and anticipates filing the first funding application with the OPSC for Phase I of the project in August 2009.</p>	2 years	33942, 33307, 33308, 33309, 33310, 33311, 33312, 33313, 33314, 33315, 33316, 33317, 33318, 33319, 33320, 33321, 33322, 33323, 33324, 33345, 33346, 33347, 33348, 33519, 34075, 34076, 34077, 34078, 34079, 34080, 33332, 33333, 33334, 33335, 33478, 33479, 33481, 34060, 33339, 33340, 33341, 33938, 33939, 33325, 33327, 34070, 34071, 34072, 34073, 34074, 33336, 33337, 33514, 33515, 33516, 33517, 33518, 34068, 34069	Approve the District's request for a time extension until August 31, 2010 and require the District to notify the OPSC by May 31, 2010 of the date it will return the classrooms.

Project Number	School District/ County/School Name	Summary of School District Narrative	Time Extension Requested	Building Numbers	Staff Recommendations
25/71993-00-00	Lindsay Unified/Tulare Various Sites	<p>The District is requesting a time extension until August 31, 2010 for 20 State relocatable classrooms while construction of a new high school and a new elementary school is being completed.</p> <p>The District submitted an application for the high school project on May 1, 2008 (50/71993-00-003) which will be presented at the September 24, 2008 State Allocation Board meeting. The District anticipates filing a funding application with the OPSC for the elementary school in September 2008.</p>	2 years	26046, 27144, 29755, 29756, 29757, 30573, 30574, 30575, 30576, 30577, 30800, 30802, 30803, 30804, 30805, 30806, 30816, 31153, 33685, 33686	Approve the District's request for a time extension until August 31, 2010 and require the District to notify the OPSC by May 31, 2010 of the date it will return the classrooms.